The undersigned, legal sware(s) of the property situate in Baltimore County and which is described in the description and plat etaticate hereto and make a park hereof, hereby pelition for a Variance iru. Section 1802.3c.1 to permit construction of a new divelling with a rear yard scrhack of 221 in lieu. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or tractical difficulty) Sue Attached Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of Data 3-2550 Data 3	TO THE ZONING COMMISSIONER O	8,1,1	
defining with a rear yard aerhack of 221 in lieu of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or oracioal difficulty) See Attached E. D. R. 22587 Property is to be posted and advertised as prescribed by Zoning Regulations. I. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the post of the post of the property in the post of the property in the post of the property in the part of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Infercy L. Levin (Type or Frint Name) Cry and State Attorney for Petitioner: Address Attorney for Petitioner: Address Attorney for Petitioner Double S. Levin Cry and State Attorney for Petitioner Address From Name Address Double S. Levin Cry and State Bill Insert, MD. 21207 Cry and State Attorney's Telephone No.: Bill Insert, MD. 21207 Cry and State From Name Address From Name ORDERED By The Zoning Commissioner of Baltimore County, this petition be advertised, as of the part of the property when the part of th	described in the description and plat	of the property situate in Baltimore County and which is attached hereto and made a part hereof, hereby petition for a	2
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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Jeffrey L. Levin (Type or Print Name) City and State Address Attorney for Petitioner: Daniela S. Levin Type or Print Name) Signature Balt Lake Drive 486-3304 Address Phone No. Baltimore, MD 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Spectrs, Stayens and McCoy, Inc. Name 698 Fairmount Avenue, Suits 105 Tousion, MI, 21209 Address ORDERED By The Zoning Commissioner of Baltimore County, this property be posted, and that the public hearing be lad before the Zoning Commissioner of Daltimore County, in two newspapers of general circulation through- contract purchaser of Baltimore County. In Room 106, Connty Office Building in Towson, Baltimore July June 19.86, at 9:30 o'clock July Sonling Commissioner of Baltimore County. Sonling Commissioner of Baltimore County. Sonling Commissioner of Baltimore County. Juny Juny	I, or we, agree to pay expenses of position and further agree to and are	of above Variance advertising, posting, etc., upon filing of this e to be bound by the zoning regulations and restrictions of	
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Jeffrey L. Levin Crype or Print Name Crype or Print Name Signature Signature Signature Daniela S. Levin Crype or Print Name Crype or Print Name Crype or Print Name Signature Signature Signature Signature Crype or Print Name Crype or Print Name Address Phone No. Signature Signature Address Phone No. Baltimore, MD 21207 City and State City and State City and State Spatis, Stevens and phone number of legal owner, contract purchaser or representative to be contacted Spatis, Stevens and McCoy, Inc. Name Spat	Contract Purchaser:		
Signature Signature Daniela S. Levin (Type or Print Name) Signature Attorney for Petitioner: Will Dani M. Hesson Signature Attorney for Petitioner: Will Dani M. Hesson Signature Address Signature Dot W. Fenns / Works Address TOWN OF DEEP Daniel D		Jeffrey L. Levin	
Signature Daniela S. Levin (Type or Print Name) Signature Attorney for Petitioner: Millam M. Hesson M. Signature Attorney for Print Name) Madress Signature Address Address Towson M. Jenns Workshall City and State City and State Spatts. Stevens and McCoy, Inc. Name Spatts. Stevens and McCoy, Inc. Name ORDERED by The Zoning Commissioner of Baltimore County, this 12th day of June 19.86., that the subject matter of this petition be advertised, as recired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County in Room 106, Cornty Office Building in Townon, Baltimore Daniela S. Levin (Type or Print Name) Signature Signature 8137 Salt Lake Drive 486-3304 Address Phone No. Baltimore, MD 21207 City and State Spatts. Stevens and McCoy, Inc. Name Spatts. Stevens and McCoy, Inc. Name ORDERED by The Zoning Commissioner of Baltimore County, this 12th day of June 19.86., that the subject matter of this petition be advertised, as recired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County in Room 106, Cornty Office Building in Townon, Baltimore Charlestoner of Baltimore County in Room 106, Cornty Office Building in Townon, Baltimore Daniel Signature Signature Signature Signature Stephone No. Saltimore, MD 21207 City and State Spatts. Stevens and McCoy, Inc. Name Spatts. Stevens and McCoy, Inc. Spatts. Stevens and McCoy, Inc. Spatts. Stevens and McCoy, Inc. Name Spatts. Stevens and McCoy, Inc. Spatts. Stevens a		7	
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Attorney for Petitioner: Milliant M. Hesson 8137 Salt Lake Drive 486-3304 Address Phone No. Baltimore, MD 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted			420
Address Phone No. Baltimore, MD 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Spotts, Stevens and McCoy, Inc. Name, 38137 Salt Lake Drive 486-3304 Address Phone No. Baltimore, MD 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Spotts, Stevens and McCoy, Inc. Name 698 Fairmount Avenue, Suite 105 Toxison, MD, 21204 Address Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of June 19.86., that the subject matter of this petition be advertised, as red by the Zoning Law of Baltimore County, in two newspapers of general circulation through- general circulation	Attorney for Petitioner:		
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Chairman, Zoning Plans Advisory Committee

IN RE: PETITION FOR ZONING VARIANCE * : TORE THE N/S of Lightfoot Drive, 300' E of Old Court Road DEPUTY ZONING COMMISSIONER (3340 Lightfoot Drive) OF BALTIMORE COUNTY 3rd Election District Case No. 87-19-A Jeffrey L. Levin, et ux Petitioners * * * * * * * * * * The Petitioners herein are requesting a variance to permit a rear yard setback of 22 feet in lieu of the required 40 feet to construct a new dwelling. Testimony on behalf of the Petitioners indicated that the site presents difficulties because of its steep grade and shape. The proposed location would reduce the number of trees to be removed and permit living space on the lower level. Runoff from the driveway would go onto Lightfoot Drive. The types of soil in the area will provide a high infiltration rate. Placement of the in accordance with the requirements Baltimore County Zoning Regulations (BCZR), or as indicated on the plan submitted and identified as Petitioner's Exhibit 1, would have similar effects as to increased runoff. The Vice President of Lightfoot, Inc., the adjacent townhouse condominium development, expressed the concerns of those 18 homeowners: trauma to the trees, the effect of water runoff on their private roads, and light fixtures. At the present time, there is no erosion or visible runoff from the six ject site onto their property. After due consideration of the testimony and evidence presented, it

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore

County this 25th day of July 1986, that the herein request for a variance to

permit a rear yard setback of 22 feet, in accordance with the Petitioner's

Exhibit 1, is hereby Granted, from and after the date of this Order, subject,

1) All runoff from the property must be conveyed to a

Grading plans for the site must be approved by Baltimore County's Bureau of Public Services.

however, to the following restrictions:

suitable outfall.

ARNOLD JABLON JEAN M. H. JUNG ZONING COMMISSIONER DEPUTY ZONING COMMISSIONER July 25, 1986 William M. Hesson, Jr., Esquire 204 W. Pennsylvania Avenue Towson, Maryland 21204 RE: Petition for Zoning Variance N/S of Lightfoot Drive (3340 Lightfoot Drive) 3rd Election District Case No. 87-19-A Dear Mr. Hesson: Zoning Variance in accordance with the attached. hesitate to contact this office. Very truly yours, Jan MIK JEAN M. H. JUNG Deputy Zoning Commissioner JMHJ:bjs Attachments cc: Mr. Jeffrey L. Levin 8137 Salt Lake Drive Baltimore, Maryland 21207 ring that strict compliance with the Baltimore County Zoning Regulations Mr. Alan Gilbert, Vice President Lightfoot, Inc. would result in practical difficulty and unreasonable hardship upon the 7 Lighttown Court Pikesville, Maryland 21208 (Pedicioners, and the granting of the variance requested would not adversely af-People's Counsel the health, safety, and general welfare of the community, the variance d therefore be granted.

O) BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

300' E of Old Court Road

OSP MATER 0

I have this date passed my Order in the above referenced Petition for

If you have any questions concerning this matter, please do not

PRACTICAL DIFFICULTIES AND HARDSHIPS

is required to be built on the steeper grade.

impair the view along the high side.

available within the local vicinity.

The existing lot presently has a 33 percent grade (33%) which
is equivalent to a 3:1 slope. Since the rear most portion of

Hardships would be imposed on Lot 2 since the present land owners have agreed to keep the proposed house on Lot 3

staggered from the existing house on Lot 2, so as not to

3. Both practical difficulty and hardships would be imposed on the lot owners since there are no suitable or buildable lots

the lot has the least amount of grade, it is recommended that

difficulty would be incurred in the construction if the house

the proposed house be placed there. Furthermore, practical

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PROPERTY DESCRIPTION 3349 LIGHTFOOT DRIVE BALTIMORE COUNTY, MARYLAND

Beginning on the North Side of Lightfoot Drive 300.0 feet East of the centerline intersection at Old Court Road being the point of beginning and containing all the land described in the following

- 1. North 27 deg. 47 min. 00 sec. East a distance of 28.98 feet; thence
- 2. North 28 deg. 24 min. 45 sec. East a distance of 135.09 feet; thence
- 3. South 69 deg. 35 min. 15 sec. East a distance of 271.11 feet; thence
- 4. South 75 deg. 01 min. 27 sec. West a distance of 328.85
- 5. South 29 deg. 25 min. 28 sec. West a distance of 11.08
- 6. 34.62 feet by an arc curving to the left with a radius of 595.00 feet to a point of beginning.

The property being known as 3340 Lightfoot Drive, Baltimore County, Maryland.

PETITION FOR ZONING VARIANCE

3rd Election District Case No. 87-19-A

North Side of Lightfoot Drive, 300 feet East of Old

Court Road (3340 Lightfoot Drive)

DATE AND TIME: Tuesday, July 15, 1986, at 9:30 a.m.

' PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a rear yard setback of 22 feet in lieu of the required 40 feet

Being the property of <u>Jeffrey L. Levin, et ux</u>, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> ARNOLD JABLON ZONING COMMISSIONER

BY ORDER OF

OF BALTIMORE COUNTY

LEGAL NOTICE 00 00 PETITION FOR ZONING VARIANCE 00 00 CERTIFICATE OF PUBLICATION BEFORE THE ZONING COMMISSIONER RE: PETITION FOR VARIANCE N/S of Lightfoot Dr., 300 OF BALTIMORE COUNTY E c? Old Court Rd. (3340 Lightfoot Dr.), 3rd Dist. Pikesville, Md., June 25 19 86 Being the property of Jaffreys, Levis, of ex. as shown on plat plan filed with the Zoning Office. Case No. 87-19-A JEFFREY L. LEVIN, et ux, In the event that this Petition (s) is granted, a In the event that this Petition (a) is granted, in building permit may be issued withful the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. ERTIFY, that the annexed advertisement Petitioners d in the NORTHWEST STAR, a weekly :::::: blished in Pikesville, Baltimore ENTRY OF APPEARANCE land before the 15th day of Please enter the appearance of the People's Counsel in the the first publication appearing on the above-captioned matter. Notices should be sent of any hearing dates or 25th day of June ,19 86 the second publication appearing on the other proceedings in this matter and of the passage of any preliminary ___day of _____,19____ the third publication appearing on the or final Order. THE NORTHWEST STAR People's Counsel for Bultimore County Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Cost of Advertisement_ Towson, Maryland 21204 494-2188 I HEREBY CERTIFY that on this 20th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to William M. Hesson, Jr., Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners; and Spotts, Stevens and McCoy, Inc., 698 Fairmount Ave., Suite 105, Towson, MD 21204, who requested notification. Ketu May Zumenn Peter Max Zimmerman 00 00 William M. Hesson, Jr., Esquire Nolan, Plumhoff & Williams, Chartered

Date of Posting June 24, 1986 Posted by S. J. Grata Date of return: June 17, 1986 Number of Signs: ____ CERTIFICATE OF PUBLICATION PETITION FOR ZONING VARIANCE 3rd Election District Case No. 87-19-A TOWSON, MD., June 26 19.86 THIS IS TO CERTIFY, that the annexed advertisement was LOCATION: North Side of Lightpublished in THE JEFFERSONIAN, a weekly newspaper printed 1986, at 9:30 s.m. PUBLIC HEARING: Room 10 and published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appear-June 12 19 86 of the required 40 feet.

Being the property of Jeffrey L. Le-THE JEFFERSONIAN, Gusan Sender Obrest will, however, entertain any request for a stay of the issuance of said permit above or made at the hearing. Cost of Advertising 72.00

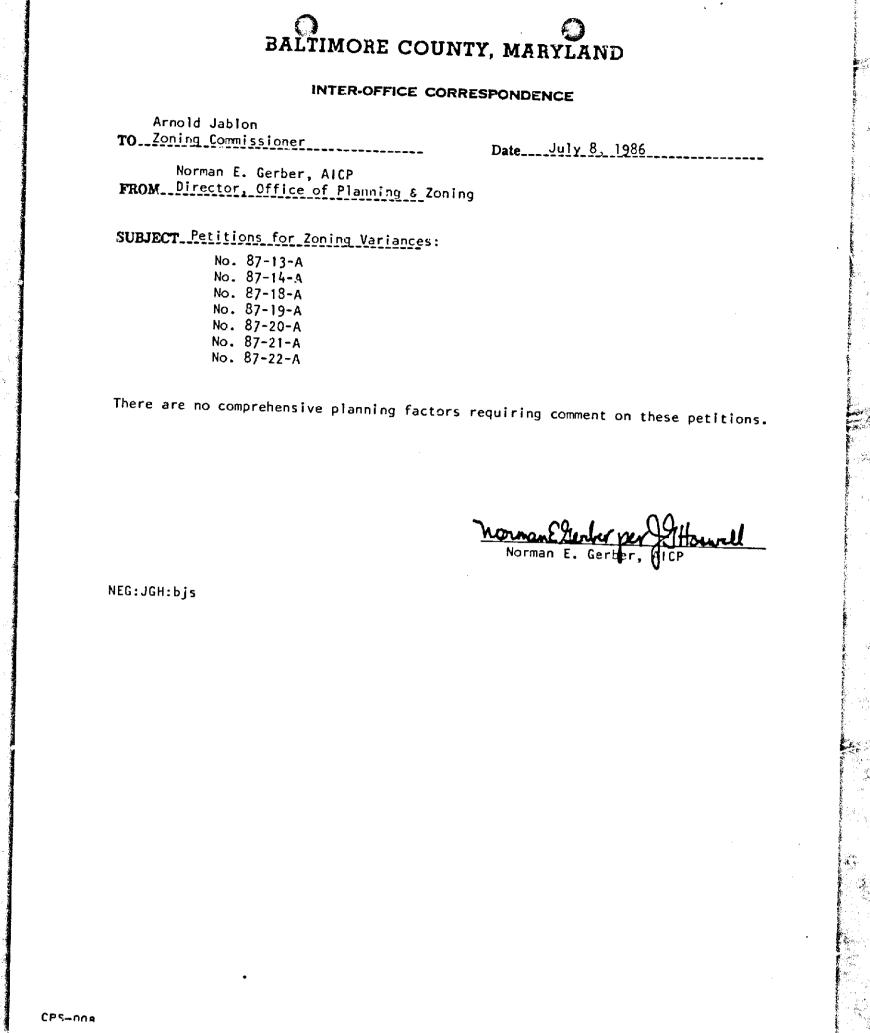
87-20-A

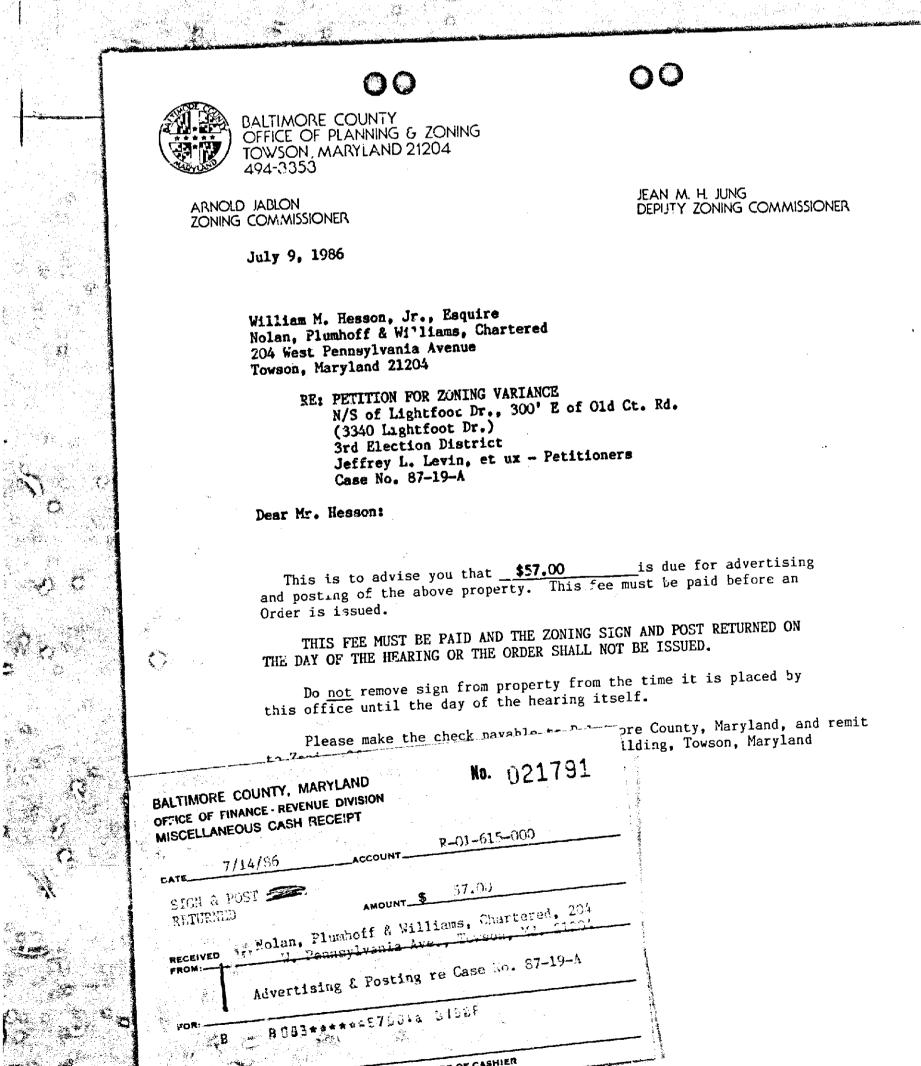
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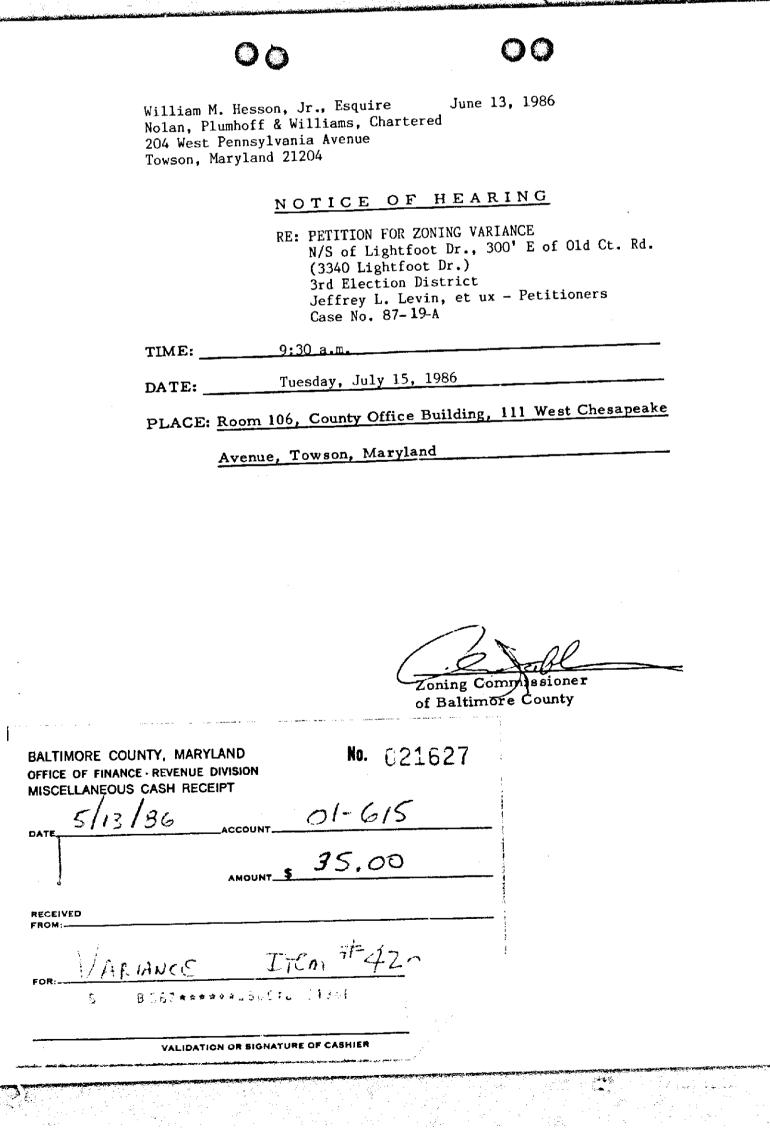
CERTIFICATE OF POSTING

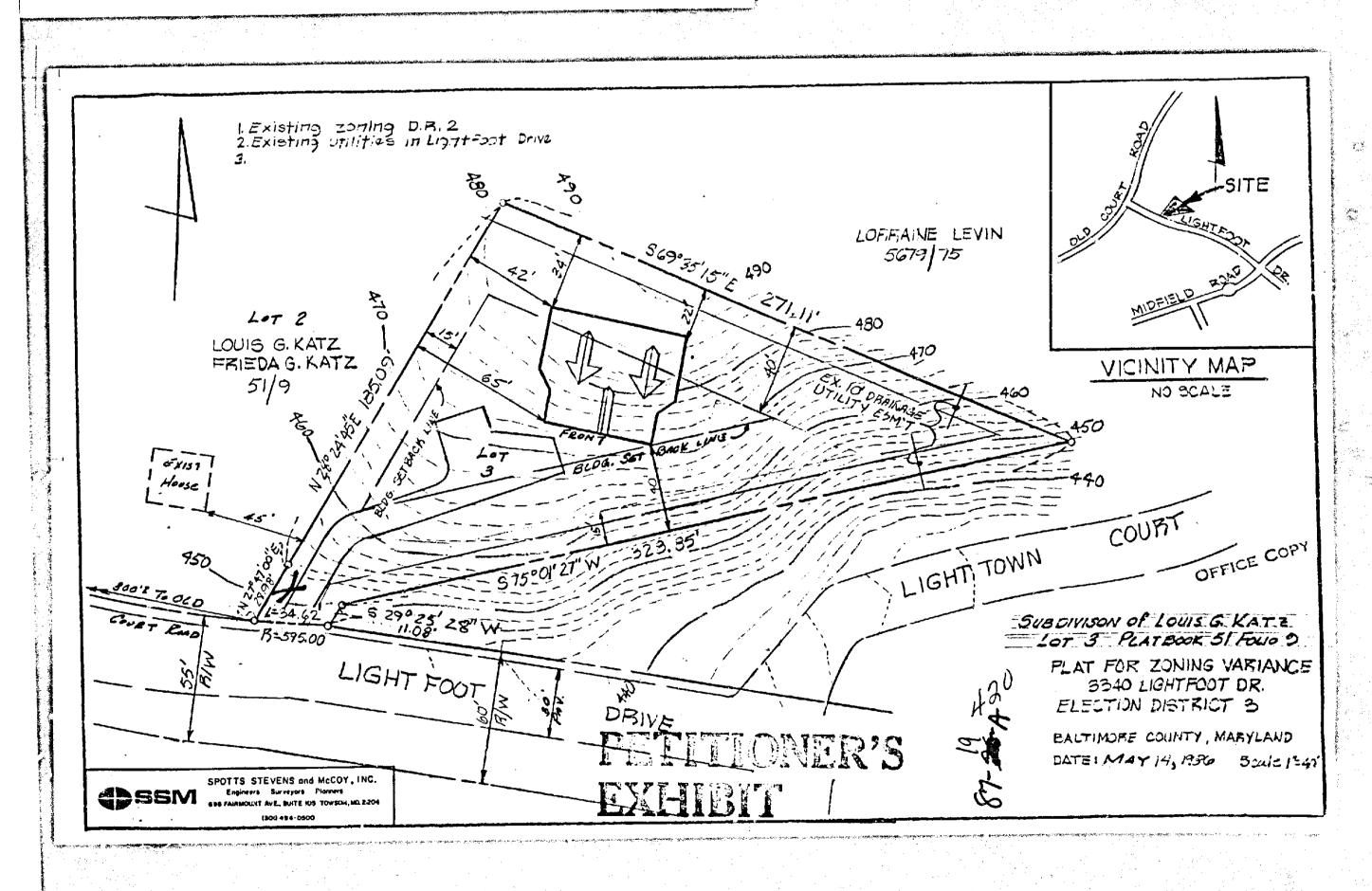
ZONING DEPARTMENT OF BALTIMORE COUNTY

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMBERS Bureau of

Industrial

Development

Department of State Roads Commission Bureau of Fire Prevention Health Department Project Planning

Building Department Board of Education Zoning Administration William M. Hesson, Jr., Esquire 204 W. Pennsylvania Avenue Towson, Maryland 21204

> RE: Item No. 420 - Case No. 87-19-A Petitioner: Jeffrey L. Levin, et ux Petition for Zoning Variance

Dear Mr. Hesson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

July 8, 1986

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

tames E. Difer / RICB JAMES E. DYER

Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Spotts, Stevens and McCoy, Inc. 698 Fairmount Avenue, Suite 105 Towson, Maryland 21204

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE CHIEF

June 3, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner:

Item No.:

Jeffrey Levin, et ux

Location:

N/S Lightfoot Dr., 300 ft. E of Old Court Rd.

Zoning Agenda: Meeting of May 27, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

420

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Noted and REVIEWER CAST Joseph Helly 6-4-86 Approved: Planning Group Special Inspection Division

Fire Prevention Bureau

Mr. Arnold Jublon Zoning Commissioner County Office Building Towson, Maryland 21201

Dear Mr. Jablon:

Sec: James Hoswell

JULY 1, 1986

Re: Zoning Advisory Meeting of MAY 27, 1986

Property Owner: JEFFREY LEVIN , etal
Location: 1.1/2 E. OF OLD COURT RD.

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items enecked below are

There are no site planning factors requiring comment. Affinere are no Size planning factors requiring comment.

A County Review Group Meeting is required.

A County Review Group meeting was held and the minutes will be)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

Subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded crior to issuance of a building permit.)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.)Parking calculations must be snown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodolain is prohibited under the provisions of Section 22-93 of the Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board.)Landscaping: Must comply with daltimore County Landscape Manual.

The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is incated in a crarric area controlled by a "D" level intersection as defined by 3:11 172-79, and as conditions change

traffic capacity may become more limited. The Basic Services Areas

Eugene A. Bober Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

July 9, 1986

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TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

APPLICABLE ITEMS ARE CIRCLED:

Comments on Item # 120 Zoning Advisory Committee Meeting are as follows: Jeffrey Levin, et ux N/S Lightfoot Drive, 300 feet E of Old Court Road Districts

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.E.S.I. #117-1 = 1980) and other applicable Codes and S andards. (B.) A building and other miscellaneous permits shall be required before the start of any construction.

(C.) Residential: Two sets of construction drawings are required to file a permit application. The seal of a

Commercial: Three sets of construction drawings sealed and eigned by a registered in Maryland Architect

All Use Groups except R-4, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to am interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

P. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) ______,
County Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204. Musiles E. Stermhon.
BY: C. E. Burnham, Thief
Building Plans Review

Dear Mr. Levin:

February 13, 1986

Mr. Jeffrey Levin 8137 Salt Lake Drive

Baltimore, MD 21207

We want to thank you and your architect for meeting with some of our Board members a couple of weeks ago. We are very much interested in your plans for the property as it clearly will have an impact on our

.........

At our most recent board of Directors meeting, your request for an easement through the Condominium property was very carefully and that there would be no chance of Setting the required approval for was request from the necessary manhor of Condominium co-camers. your request from the necessary number of Condominium co-owners. There are a variety of reasons for this consensus, but generally there did not seen to be any incentive for the co-owners to approve your

It seems from our preliminary discussion with you and your exchitect in the field that the setting and location of your proposed residence in the rieta that the setting and location of your proposed residence will require considerable and significant changes to the topography of the property. These changes will affect the tree cover as well as the material absorption of tester along the along the north. of the property. These changes will affect the tree cover as well as the natural absorption of water along the sloped area along the northern edge of our primary entrance from Lightfoot Drive. We are naturally concerned, of course, with the visual impact of your developed areasas viewed from our entry road. Due to the very steep slopes in some areas.

50% or more, and the 50-foot elevation difference between your site and our roadway, we are concerned about drainage and run-off resulting from the daughtern of warr numbers as until as not entited and one which may the development of your property as well as potential erosion which may result. We are also concerned with the immediate protection of the result. We are also concerned with the immediate protection of the trees along our property line during construction of your property. We hope that you and your architects and engineers have taken these into consideration in the development of your property and during

We want to wish you much success and wish you well as our new neighbor

Mertin Greenbeum Chairman, Board of Directors

The undersigned, legal sware(s) of the property situate in Baltimore County and which is described in the description and plat etaticate hereto and make a park hereof, hereby pelition for a Variance iru. Section 1802.3c.1 to permit construction of a new divelling with a rear yard scrhack of 221 in lieu. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or tractical difficulty) Sue Attached Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of Data 3-2550 Data 3	TO THE ZONING COMMISSIONER O	8,1,1	
defining with a rear yard aerhack of 221 in lieu of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or oracioal difficulty) See Attached E. D. R. 22587 Property is to be posted and advertised as prescribed by Zoning Regulations. I. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the post of the post of the property in the post of the property in the post of the property in the part of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Infercy L. Levin (Type or Frint Name) Cry and State Attorney for Petitioner: Address Attorney for Petitioner: Address Attorney for Petitioner Double S. Levin Cry and State Attorney for Petitioner Address From Name Address Double S. Levin Cry and State Bill Insert, MD. 21207 Cry and State Attorney's Telephone No.: Bill Insert, MD. 21207 Cry and State From Name Address From Name ORDERED By The Zoning Commissioner of Baltimore County, this petition be advertised, as of the part of the property when the part of th	described in the description and plat	of the property situate in Baltimore County and which is attached hereto and made a part hereof, hereby petition for a	2
of the Zoning Regulations of Baltimore County, to the Zoning, Law of Baltimore County; for the following reasons: (indicate hardship or tractical difficulty) See Attached Property is to be posted and advertised as prescribed by Zoning Regulations. I. or we, agree to pay expenses of above Variances advertising, posting, etc., upon filing of the polition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County, that Irin, under the penalties of perjury, that Irin, under the	Variance from Section 1802.3C.1 -	to permit construction of a new	5
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following cassons: (indicate hardship or tractical difficulty) See Attached Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing failulations, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. Separative It was sometify declare and affirm to county. Contract Porchaser: Legal Owner(s): Jeffrey L. Levin (Type or Print Name) Legal Owner(s): Jeffrey L. Levin (Type or Print Name) Signature Dantiela S. Levin (Type or Print Name) Signature Address Dantiela S. Levin (Type or Print Name) Signature Address Dantiela S. Levin (Type or Print Name) Address Dantiela S. Levin (Type or Print Name) Signature Address Dantiela S. Levin Crys or Print Name) Signature Address Proce No. Baltimore County and State Address Town So. 1 Md Addre			4
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Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, els., upon filing lof this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solvently declare and increase the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Jeffrey L. Levin (Type or Print Name) Cry and State Attorney for Petitionar: Milliam M. Hesson Signature Billy Salt Lake Drive 466-3304 Address Phone No. Baltimore County and State Attorney's Tolophone No. Address ORDERED By The Zoning Commissioner of Baltimore County, this .12th day of Jane	of the Zoning Regulations of Baltimore following reasons: (indicate hardship	or practical difficulty)	
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing lof this potition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. Law For Baltimore County adopted pursuant to the Zoning Law For Baltimore County. Law For Baltimore County and State are the logal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Jeffrey L. Levin (Type or Print Name) Signature Daniela S. Levin Cryp and State Attempt for Petitioner: Milliam M. Hesson Signature Plante Signature Address Phone No. Baltimore, MD. 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted should be advertised. Spotts, Signature and phone number of legal owner, contract purchaser or representative to be contacted should be advertised. Spotts, Signature and phone number of legal owner, contract purchaser or representative to be contacted should be advertised. Spotts, Signature and phone number of legal owner, contract purchaser or representative to be contacted should be advertised. Spotts, Signature County, that property be stated should be advertised, as read should be advertised, as read should be advertised. Spotts, Signature County, that property be stated should be advertised as read should be advertised. The state of the public hearing be had before the Zoning Cobartisioner of Baltimore County in Room 106, Cruhy Office Building in Townson, Baltimore County in Room 106, Cruhy Office Building in Townson, Baltimore County in Room 106, Cruhy Office Building in Townson, Baltimore County in Room 106, Cruhy Office Building in Townson, Baltimore County in Room 106, Cruhy Office Building in Townson, Baltimore County in Room 106, Cruhy Office Building in Townson, Baltimore County in Room 106, Cruhy Office Building in	See Attached	E. D. <u>3</u>	the second secon
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing lof this potition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County, N.30,960 I/We do solemnly declare and affirm, under the penalities of perjury, that I/we are the legal owner(s) of the property what I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Jeffrey L. Levin (Type or Print Name) Signature Daniela S. Levin (Type or Print Name) Signature Daniela S. Levin (Type or Print Name) Signature Address Address Phone No. Baltimore, MD 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted spatially and state spatially and sta		200	de de la constante de la const
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Jeffrey L. Levin (Type or Print Name) City and State Address Attorney for Petitioner: Daniela S. Levin Type or Print Name) Signature Balt Lake Drive 486-3304 Address Phone No. Baltimore, MD 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Spectrs, Stayens and McCoy, Inc. Name 698 Fairmount Avenue, Suits 105 Tousion, MI, 21209 Address ORDERED By The Zoning Commissioner of Baltimore County, this property be posted, and that the public hearing be lad before the Zoning Commissioner of Daltimore County, in two newspapers of general circulation through- contract purchaser of Baltimore County. In Room 106, Connty Office Building in Towson, Baltimore July June 19.86, at 9:30 o'clock July Sonling Commissioner of Baltimore County. Sonling Commissioner of Baltimore County. Sonling Commissioner of Baltimore County. Juny Juny	I, or we, agree to pay expenses of position and further agree to and are	of above Variance advertising, posting, etc., upon filing of this e to be bound by the zoning regulations and restrictions of	
Contract Purchaser: Legal Owner(s): Jeffrey L. Levin (Type or Print Name) Signature Dantela S. Levin (Type or Print Name) Cry and State Attorney for Petitioner: Other or Print Name) Signature Address Towson Madress Towson Madress Towson, Fin. 21207 City and State Sports, Stevens and McCoy, Inc. Name Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, in two newspapers of general circulation through- Gulf and State Order of Print Name) Name Signature Signature Baltimore, MD 21207 City and State Sports, Stevens and McCoy, Inc. Name 698 Fairmount Avenue, Suite 105 Towson, Fin. 21209 12209 1249-0500 Towson, Fin. 21209 1259-0500 1259-0500 1259-0500 1259-0500 1259-0500 1259-0500 1259-0500 1259-0500 12	Baitmore County adopted pursuant to	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property	
Jeffrey L. Levin Crype or Print Name Crype or Print Name Signature Signature Signature Daniela S. Levin Crype or Print Name Crype or Print Name Crype or Print Name Signature Signature Signature Signature Crype or Print Name Crype or Print Name Address Phone No. Signature Signature Address Phone No. Baltimore, MD 21207 City and State City and State City and State Spatis, Stevens and phone number of legal owner, contract purchaser or representative to be contacted Spatis, Stevens and McCoy, Inc. Name Spat	Contract Purchaser:		
Signature Signature Daniela S. Levin (Type or Print Name) Signature Attorney for Petitioner: Will Dani M. Hesson Signature Attorney for Petitioner: Will Dani M. Hesson Signature Address Signature Dot W. Fenns / Works Address TOWN OF DEEP Daniel D		Jeffrey L. Levin	
Signature Daniela S. Levin (Type or Print Name) Signature Attorney for Petitioner: Millam M. Hesson M. Signature Attorney for Print Name) Madress Signature Address Address Towson M. Jenns Workshall City and State City and State Spatts. Stevens and McCoy, Inc. Name Spatts. Stevens and McCoy, Inc. Name ORDERED by The Zoning Commissioner of Baltimore County, this 12th day of June 19.86., that the subject matter of this petition be advertised, as recired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County in Room 106, Cornty Office Building in Townon, Baltimore Daniela S. Levin (Type or Print Name) Signature Signature 8137 Salt Lake Drive 486-3304 Address Phone No. Baltimore, MD 21207 City and State Spatts. Stevens and McCoy, Inc. Name Spatts. Stevens and McCoy, Inc. Name ORDERED by The Zoning Commissioner of Baltimore County, this 12th day of June 19.86., that the subject matter of this petition be advertised, as recired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County in Room 106, Cornty Office Building in Townon, Baltimore Charlestoner of Baltimore County in Room 106, Cornty Office Building in Townon, Baltimore Daniel Signature Signature Signature Signature Stephone No. Saltimore, MD 21207 City and State Spatts. Stevens and McCoy, Inc. Name Spatts. Stevens and McCoy, Inc. Spatts. Stevens and McCoy, Inc. Spatts. Stevens and McCoy, Inc. Name Spatts. Stevens and McCoy, Inc. Spatts. Stevens a		7	
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Attorney for Petitioner: Milliant M. Hesson 8137 Salt Lake Drive 486-3304 Address Phone No. Baltimore, MD 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted			420
Address Phone No. Baltimore, MD 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Spotts, Stevens and McCoy, Inc. Name, 38137 Salt Lake Drive 486-3304 Address Phone No. Baltimore, MD 21207 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Spotts, Stevens and McCoy, Inc. Name 698 Fairmount Avenue, Suite 105 Toxison, MD, 21204 Address Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of June 19.86., that the subject matter of this petition be advertised, as red by the Zoning Law of Baltimore County, in two newspapers of general circulation through- general circulation	Attorney for Petitioner:		
Address TOWSON Md ALDO City and State Attorney's Telephone No.: DORDERED By The Zoning Commissioner of Baltimore County, this 12th day of June 19.86, that the subject matter of this petition be advertised, as recovered by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Raimore County, that property be posted, and that the public hearing be had before the Zoning County in Room 106, County Office Building in Towson, Baltimore Towson. MD 21204 494-0500 Address Phone No. June 19.86, that the subject matter of this petition be advertised, as recovered by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Raimore County, that property be posted, and that the public hearing be had before the Zoning County on the 15th day of July 19.86, at 9:30 o'clock Zoning Convissioner of Baltimore County. (over)	William M. Hesson	8137 Salt Lake Drive 486-3304	· • :
Address TOWSON Md ALDO City and State Attorney's Telephone No.: DORDERED By The Zoning Commissioner of Baltimore County, this 12th day of June 19.86, that the subject matter of this petition be advertised, as recovered by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Raimore County, that property be posted, and that the public hearing be had before the Zoning County in Room 106, County Office Building in Towson, Baltimore Towson. MD 21204 494-0500 Address Phone No. June 19.86, that the subject matter of this petition be advertised, as recovered by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Raimore County, that property be posted, and that the public hearing be had before the Zoning County on the 15th day of July 19.86, at 9:30 o'clock Zoning Convissioner of Baltimore County. (over)	Clype or Print Name) William M. Hessin	Address Phone No. Baltimore, MD 21207	
Address TOWSON Md 21204 Spotts, Stevens and McCoy, Inc. Name 698 Fairmount Avenue, Suite 105 Towson, MD 21204 ORDERED By The Zoning Commissioner of Baltimore County, this 12th June 19.86, that the subject matter of this petition be advertised, as reduced by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Haimore County, that property be posted, and that the public hearing be had before the Zoning County in Room 106, County Office Building in Towson, Baltimore Towson, MD 21204 494-0500 Address Phone No. June 19.86, that the subject matter of this petition be advertised, as reduced by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Haimore County, that property be posted, and that the public hearing be had before the Zoning County in Room 106, County Office Building in Towson, Baltimore Towson, MD 21204 1. June 19.86, that the subject matter of this petition be advertised, as reduced by the Zoning County in two newspapers of general circulation through the property be posted, and that the public hearing be had before the Zoning County in Room 106, County Office Building in Towson, Baltimore Towson, MD 21204 June 105 Address Phone No. June 19.86, that the subject matter of this petition be advertised, as reduced by the Zoning County of th	Signature O() 4 (1) Pouns (1)	City and State	:
Attorney's Telephone No.: Cowson_MD_21294			
Attorney's Telephone No.: 103	City and State	Spotts, Stevens and McCoy, Inc.	
ORDERED By The Zoning Commissioner of Baltimore County, this12th	e de la companya del companya de la companya del companya de la c	140110	
of	Attorney's Telephone No.:	7800 698 Fairmount Avenue, Suite 105 Towson, MD 21204 494-0500	i i i i i i i i i i i i i i i i i i i
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Zoning Commissioner of Baltimore County.	Attorney's Telephone No.:	Towson, MD 21204 494-0500 Address Phone No. Phone No. Address Phone No. Address Phone No. Address Phone No. Address Phone No.	43
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Chairman, Zoning Plans Advisory Committee

IN RE: PETITION FOR ZONING VARIANCE * : TORE THE N/S of Lightfoot Drive, 300' E of Old Court Road DEPUTY ZONING COMMISSIONER (3340 Lightfoot Drive) OF BALTIMORE COUNTY 3rd Election District Case No. 87-19-A Jeffrey L. Levin, et ux Petitioners * * * * * * * * * * The Petitioners herein are requesting a variance to permit a rear yard setback of 22 feet in lieu of the required 40 feet to construct a new dwelling. Testimony on behalf of the Petitioners indicated that the site presents difficulties because of its steep grade and shape. The proposed location would reduce the number of trees to be removed and permit living space on the lower level. Runoff from the driveway would go onto Lightfoot Drive. The types of soil in the area will provide a high infiltration rate. Placement of the in accordance with the requirements Baltimore County Zoning Regulations (BCZR), or as indicated on the plan submitted and identified as Petitioner's Exhibit 1, would have similar effects as to increased runoff. The Vice President of Lightfoot, Inc., the adjacent townhouse condominium development, expressed the concerns of those 18 homeowners: trauma to the trees, the effect of water runoff on their private roads, and light fixtures. At the present time, there is no erosion or visible runoff from the six ject site onto their property. After due consideration of the testimony and evidence presented, it

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore

County this 25th day of July 1986, that the herein request for a variance to

permit a rear yard setback of 22 feet, in accordance with the Petitioner's

Exhibit 1, is hereby Granted, from and after the date of this Order, subject,

1) All runoff from the property must be conveyed to a

Grading plans for the site must be approved by Baltimore County's Bureau of Public Services.

however, to the following restrictions:

suitable outfall.

ARNOLD JABLON JEAN M. H. JUNG ZONING COMMISSIONER DEPUTY ZONING COMMISSIONER July 25, 1986 William M. Hesson, Jr., Esquire 204 W. Pennsylvania Avenue Towson, Maryland 21204 RE: Petition for Zoning Variance N/S of Lightfoot Drive (3340 Lightfoot Drive) 3rd Election District Case No. 87-19-A Dear Mr. Hesson: Zoning Variance in accordance with the attached. hesitate to contact this office. Very truly yours, Jan MIK JEAN M. H. JUNG Deputy Zoning Commissioner JMHJ:bjs Attachments cc: Mr. Jeffrey L. Levin 8137 Salt Lake Drive Baltimore, Maryland 21207 ring that strict compliance with the Baltimore County Zoning Regulations Mr. Alan Gilbert, Vice President Lightfoot, Inc. would result in practical difficulty and unreasonable hardship upon the 7 Lighttown Court Pikesville, Maryland 21208 (Pedicioners, and the granting of the variance requested would not adversely af-People's Counsel the health, safety, and general welfare of the community, the variance d therefore be granted.

O) BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

300' E of Old Court Road

OSP MATER 0

I have this date passed my Order in the above referenced Petition for

If you have any questions concerning this matter, please do not

PRACTICAL DIFFICULTIES AND HARDSHIPS

is required to be built on the steeper grade.

impair the view along the high side.

available within the local vicinity.

The existing lot presently has a 33 percent grade (33%) which
is equivalent to a 3:1 slope. Since the rear most portion of

Hardships would be imposed on Lot 2 since the present land owners have agreed to keep the proposed house on Lot 3

staggered from the existing house on Lot 2, so as not to

3. Both practical difficulty and hardships would be imposed on the lot owners since there are no suitable or buildable lots

the lot has the least amount of grade, it is recommended that

difficulty would be incurred in the construction if the house

the proposed house be placed there. Furthermore, practical

00

PROPERTY DESCRIPTION 3349 LIGHTFOOT DRIVE BALTIMORE COUNTY, MARYLAND

Beginning on the North Side of Lightfoot Drive 300.0 feet East of the centerline intersection at Old Court Road being the point of beginning and containing all the land described in the following

- 1. North 27 deg. 47 min. 00 sec. East a distance of 28.98 feet; thence
- 2. North 28 deg. 24 min. 45 sec. East a distance of 135.09 feet; thence
- 3. South 69 deg. 35 min. 15 sec. East a distance of 271.11 feet; thence
- 4. South 75 deg. 01 min. 27 sec. West a distance of 328.85
- 5. South 29 deg. 25 min. 28 sec. West a distance of 11.08
- 6. 34.62 feet by an arc curving to the left with a radius of 595.00 feet to a point of beginning.

The property being known as 3340 Lightfoot Drive, Baltimore County, Maryland.

PETITION FOR ZONING VARIANCE

3rd Election District Case No. 87-19-A

North Side of Lightfoot Drive, 300 feet East of Old

Court Road (3340 Lightfoot Drive)

DATE AND TIME: Tuesday, July 15, 1986, at 9:30 a.m.

' PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a rear yard setback of 22 feet in lieu of the required 40 feet

Being the property of <u>Jeffrey L. Levin, et ux</u>, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> ARNOLD JABLON ZONING COMMISSIONER

BY ORDER OF

OF BALTIMORE COUNTY

LEGAL NOTICE 00 00 PETITION FOR ZONING VARIANCE 00 00 CERTIFICATE OF PUBLICATION BEFORE THE ZONING COMMISSIONER RE: PETITION FOR VARIANCE N/S of Lightfoot Dr., 300 OF BALTIMORE COUNTY E c? Old Court Rd. (3340 Lightfoot Dr.), 3rd Dist. Pikesville, Md., June 25 19 86 Being the property of Jaffreys, Levis, of ex. as shown on plat plan filed with the Zoning Office. Case No. 87-19-A JEFFREY L. LEVIN, et ux, In the event that this Petition (s) is granted, a In the event that this Petition (a) is granted, in building permit may be issued withful the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. ERTIFY, that the annexed advertisement Petitioners d in the NORTHWEST STAR, a weekly :::::: blished in Pikesville, Baltimore ENTRY OF APPEARANCE land before the 15th day of Please enter the appearance of the People's Counsel in the the first publication appearing on the above-captioned matter. Notices should be sent of any hearing dates or 25th day of June ,19 86 the second publication appearing on the other proceedings in this matter and of the passage of any preliminary ___day of _____,19____ the third publication appearing on the or final Order. THE NORTHWEST STAR People's Counsel for Bultimore County Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Cost of Advertisement_ Towson, Maryland 21204 494-2188 I HEREBY CERTIFY that on this 20th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to William M. Hesson, Jr., Esquire, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners; and Spotts, Stevens and McCoy, Inc., 698 Fairmount Ave., Suite 105, Towson, MD 21204, who requested notification. Ketu May Zumenn Peter Max Zimmerman 00 00 William M. Hesson, Jr., Esquire Nolan, Plumhoff & Williams, Chartered

Date of Posting June 24, 1986 Posted by S. J. Grata Date of return: June 17, 1986 Number of Signs: ____ CERTIFICATE OF PUBLICATION PETITION FOR ZONING VARIANCE 3rd Election District Case No. 87-19-A TOWSON, MD., June 26 19.86 THIS IS TO CERTIFY, that the annexed advertisement was LOCATION: North Side of Lightpublished in THE JEFFERSONIAN, a weekly newspaper printed 1986, at 9:30 s.m. PUBLIC HEARING: Room 10 and published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appear-June 12 19 86 of the required 40 feet.

Being the property of Jeffrey L. Le-THE JEFFERSONIAN, Gusan Sender Obrest will, however, entertain any request for a stay of the issuance of said permit above or made at the hearing. Cost of Advertising 72.00

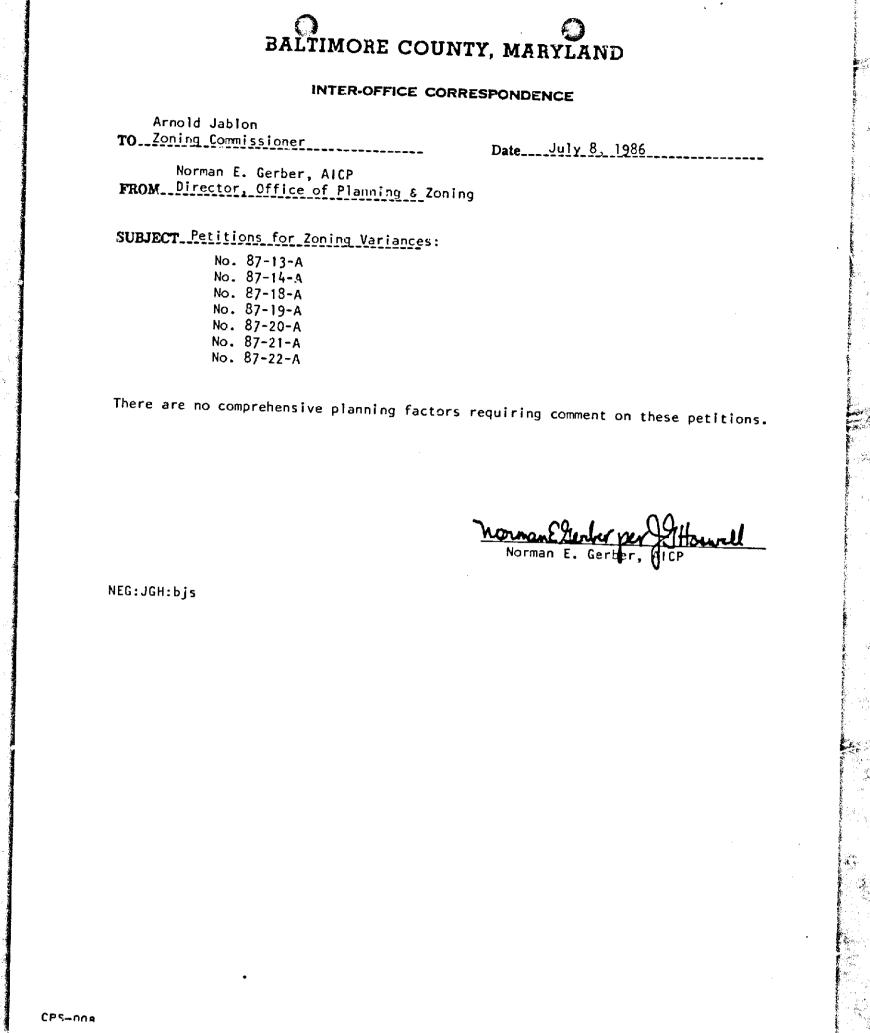
87-20-A

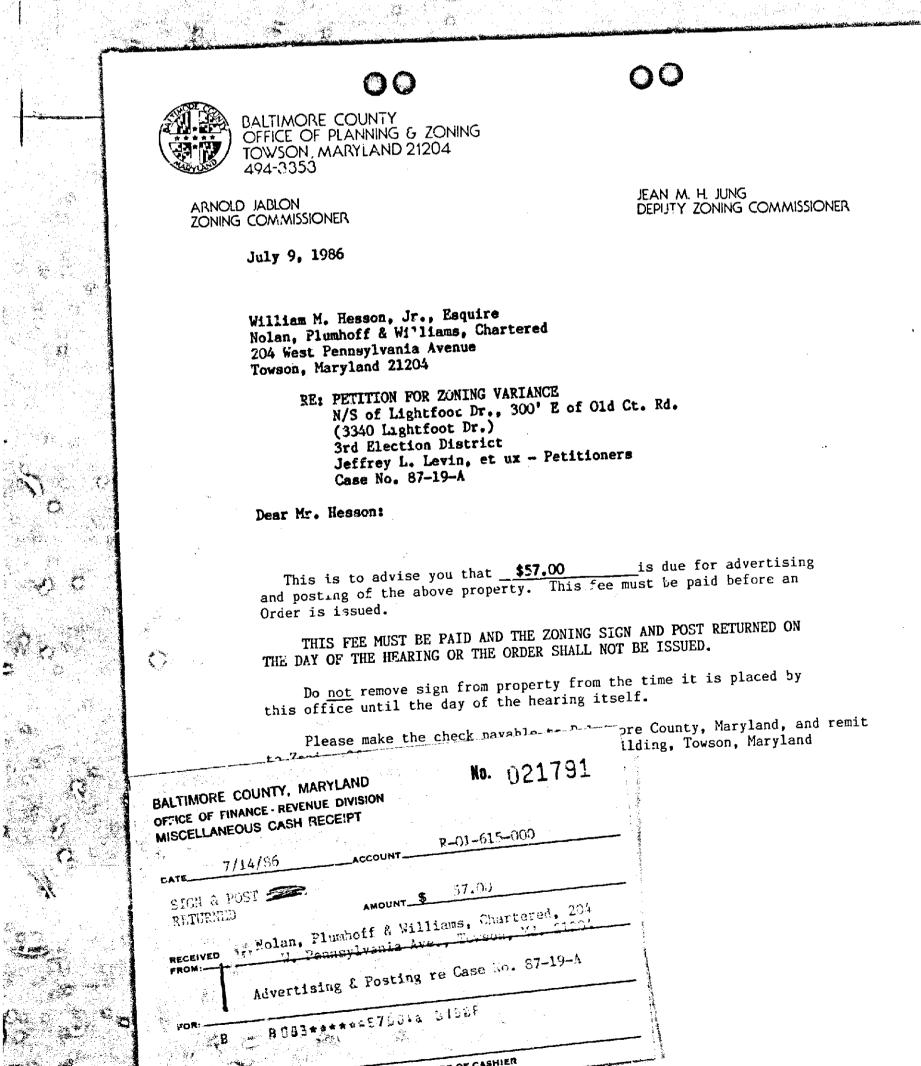
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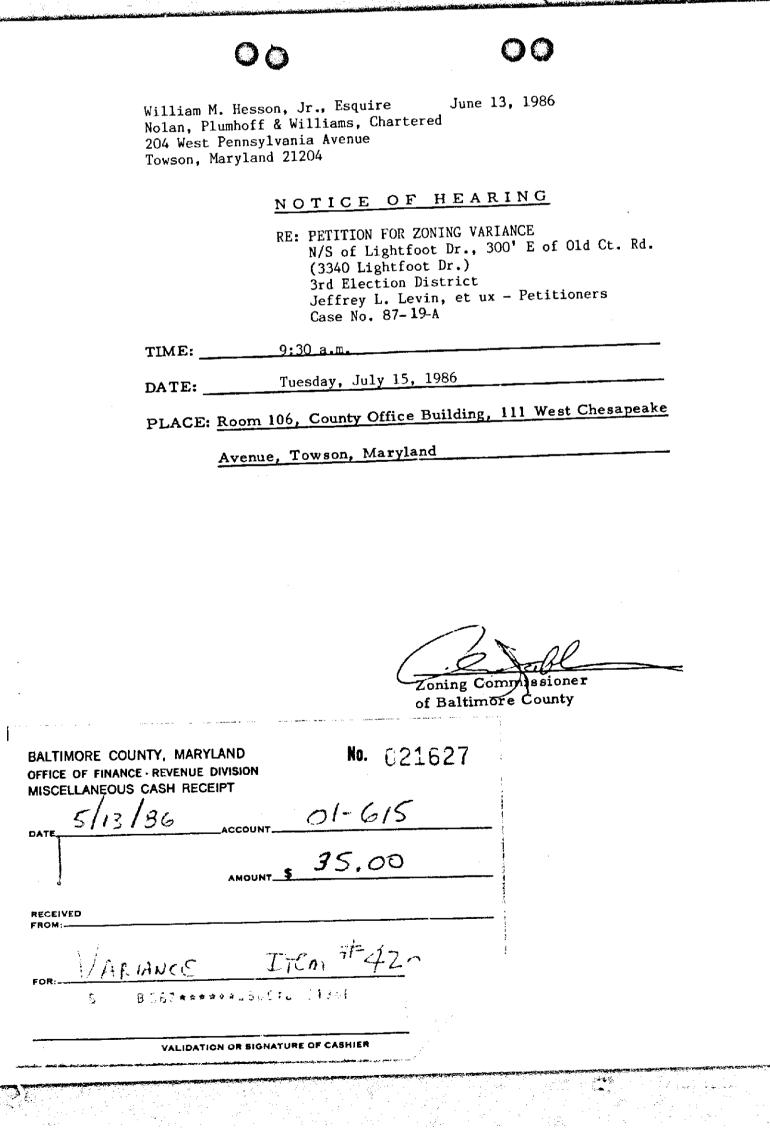
CERTIFICATE OF POSTING

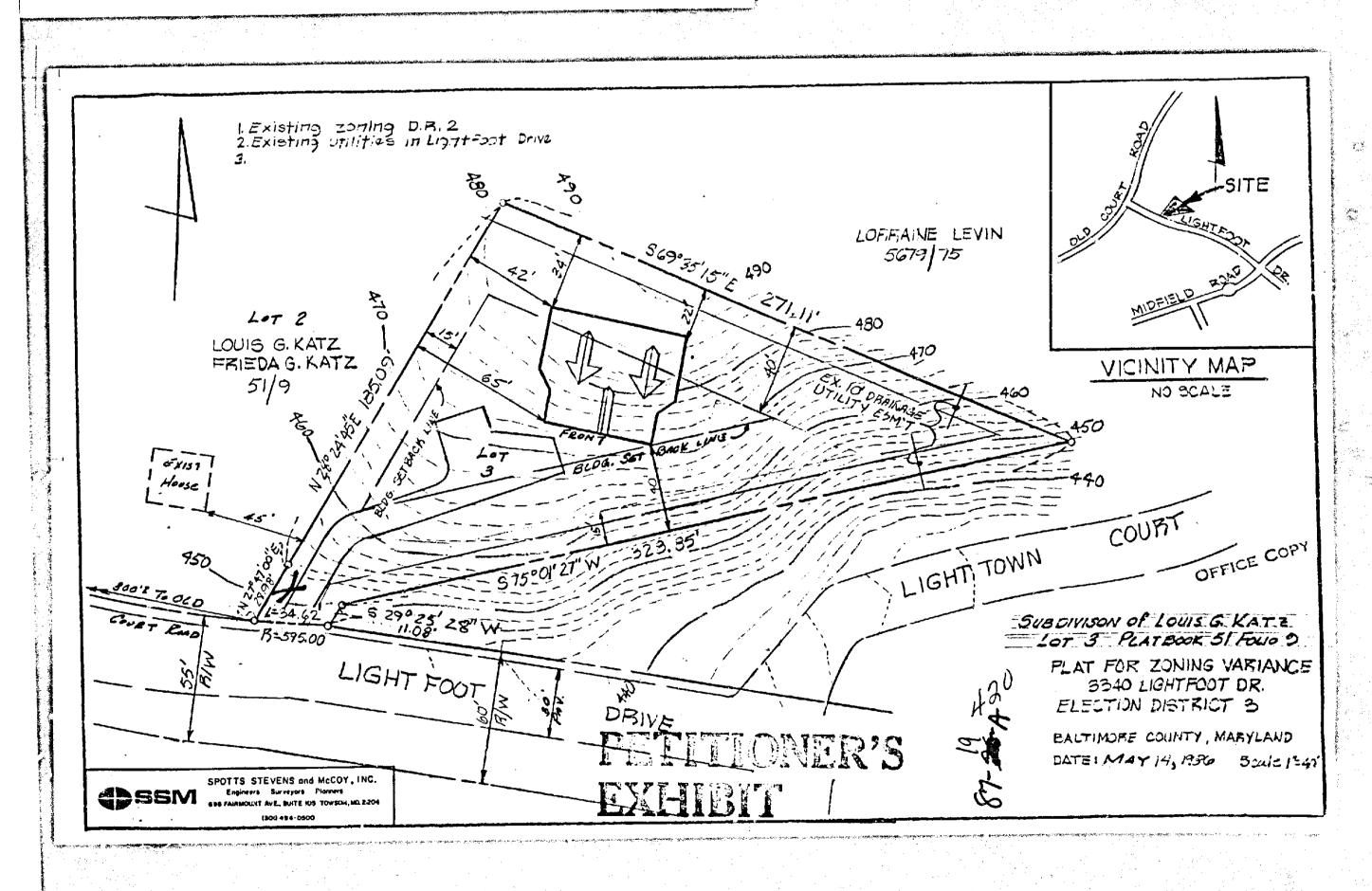
ZONING DEPARTMENT OF BALTIMORE COUNTY

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMBERS Bureau of

Industrial

Development

Department of State Roads Commission Bureau of Fire Prevention Health Department Project Planning

Building Department Board of Education Zoning Administration William M. Hesson, Jr., Esquire 204 W. Pennsylvania Avenue Towson, Maryland 21204

> RE: Item No. 420 - Case No. 87-19-A Petitioner: Jeffrey L. Levin, et ux Petition for Zoning Variance

Dear Mr. Hesson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

July 8, 1986

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

tames E. Difer / RICB JAMES E. DYER

Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Spotts, Stevens and McCoy, Inc. 698 Fairmount Avenue, Suite 105 Towson, Maryland 21204

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE CHIEF

June 3, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner:

Item No.:

Jeffrey Levin, et ux

Location:

N/S Lightfoot Dr., 300 ft. E of Old Court Rd.

Zoning Agenda: Meeting of May 27, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

420

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Noted and REVIEWER CAST Joseph Helly 6-4-86 Approved: Planning Group Special Inspection Division

Fire Prevention Bureau

Mr. Arnold Jublon Zoning Commissioner County Office Building Towson, Maryland 21201

Dear Mr. Jablon:

Sec: James Hoswell

JULY 1, 1986

Re: Zoning Advisory Meeting of MAY 27, 1986

Property Owner: JEFFREY LEVIN , etal
Location: 1.1/2 E. OF OLD COURT RD.

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items enecked below are

There are no site planning factors requiring comment. Affinere are no Size planning factors requiring comment.

A County Review Group Meeting is required.

A County Review Group meeting was held and the minutes will be)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

Subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded crior to issuance of a building permit.)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.)Parking calculations must be snown on the plan. This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodolain is prohibited under the provisions of Section 22-93 of the Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board.)Landscaping: Must comply with daltimore County Landscape Manual.

The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is incated in a crarric area controlled by a "D" level intersection as defined by 3:11 172-79, and as conditions change

traffic capacity may become more limited. The Basic Services Areas

Eugene A. Bober Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

July 9, 1986

0

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

APPLICABLE ITEMS ARE CIRCLED:

Comments on Item # 120 Zoning Advisory Committee Meeting are as follows: Jeffrey Levin, et ux N/S Lightfoot Drive, 300 feet E of Old Court Road Districts

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.E.S.I. #117-1 = 1980) and other applicable Codes and S andards. (B.) A building and other miscellaneous permits shall be required before the start of any construction.

(C.) Residential: Two sets of construction drawings are required to file a permit application. The seal of a

Commercial: Three sets of construction drawings sealed and eigned by a registered in Maryland Architect

All Use Groups except R-4, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to am interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

P. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) ______,
County Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204. Musiles E. Stermhon.
BY: C. E. Burnham, Thief
Building Plans Review

Dear Mr. Levin:

February 13, 1986

Mr. Jeffrey Levin 8137 Salt Lake Drive

Baltimore, MD 21207

We want to thank you and your architect for meeting with some of our Board members a couple of weeks ago. We are very much interested in your plans for the property as it clearly will have an impact on our

.........

At our most recent board of Directors meeting, your request for an easement through the Condominium property was very carefully and that there would be no chance of Setting the required approval for was request from the necessary manhor of Condominium co-camers. your request from the necessary number of Condominium co-owners. There are a variety of reasons for this consensus, but generally there did not seen to be any incentive for the co-owners to approve your

It seems from our preliminary discussion with you and your exchitect in the field that the setting and location of your proposed residence in the rieta that the setting and location of your proposed residence will require considerable and significant changes to the topography of the property. These changes will affect the tree cover as well as the material absorption of tester along the along the north. of the property. These changes will affect the tree cover as well as the natural absorption of water along the sloped area along the northern edge of our primary entrance from Lightfoot Drive. We are naturally concerned, of course, with the visual impact of your developed areasas viewed from our entry road. Due to the very steep slopes in some areas.

50% or more, and the 50-foot elevation difference between your site and our roadway, we are concerned about drainage and run-off resulting from the daughtern of warr numbers as until as not entited and one which may the development of your property as well as potential erosion which may result. We are also concerned with the immediate protection of the result. We are also concerned with the immediate protection of the trees along our property line during construction of your property. We hope that you and your architects and engineers have taken these into consideration in the development of your property and during

We want to wish you much success and wish you well as our new neighbor

Mertin Greenbeum Chairman, Board of Directors